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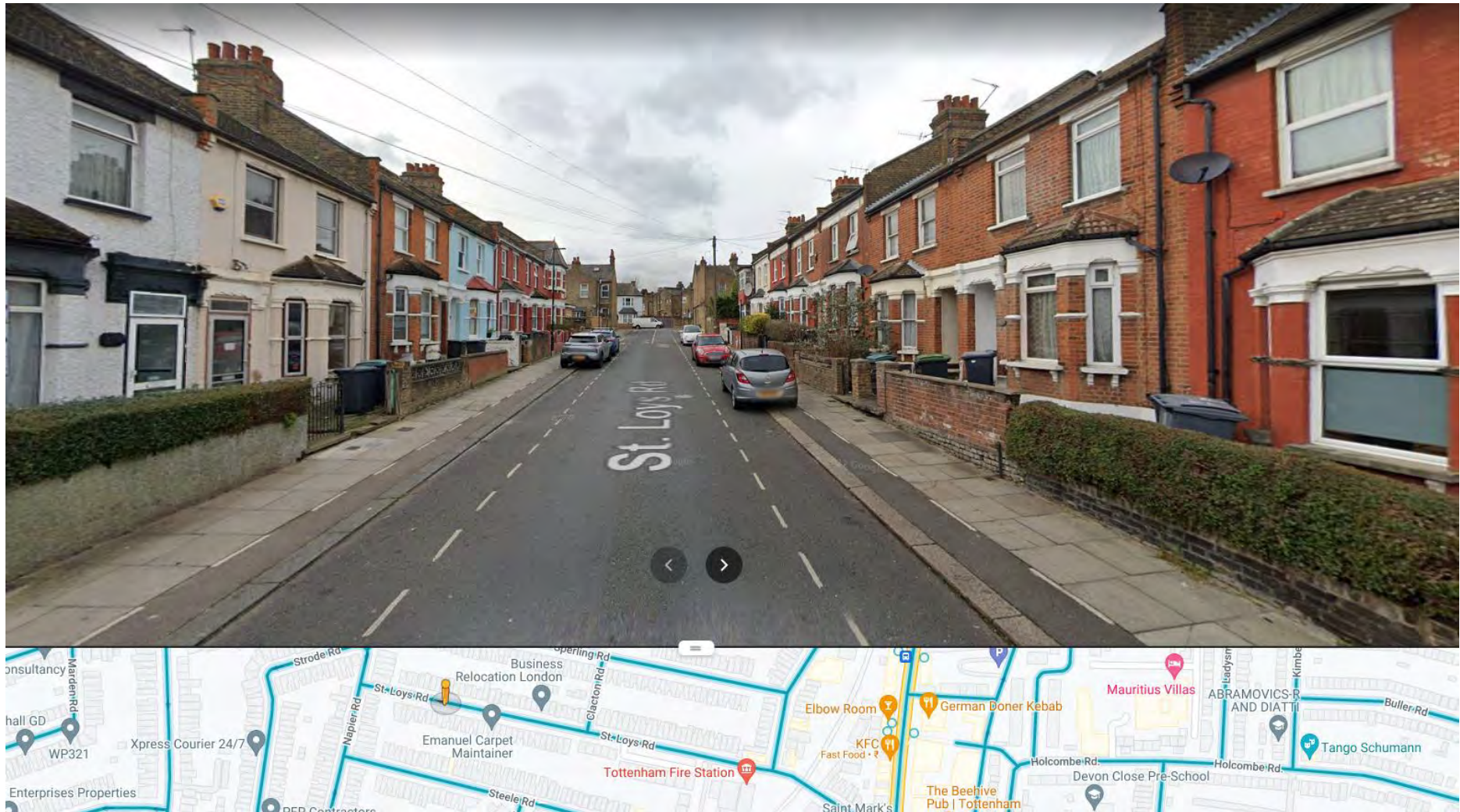


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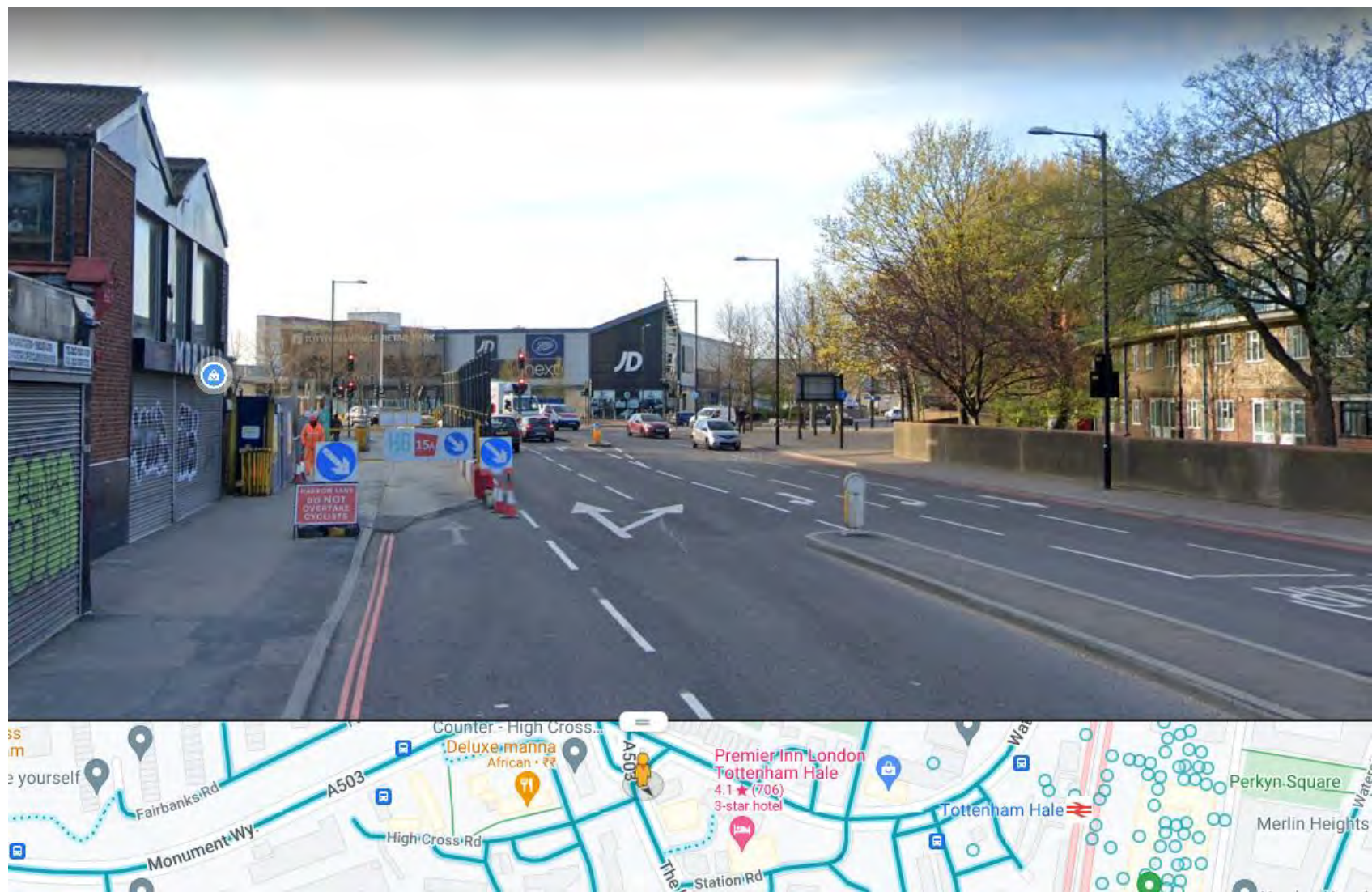


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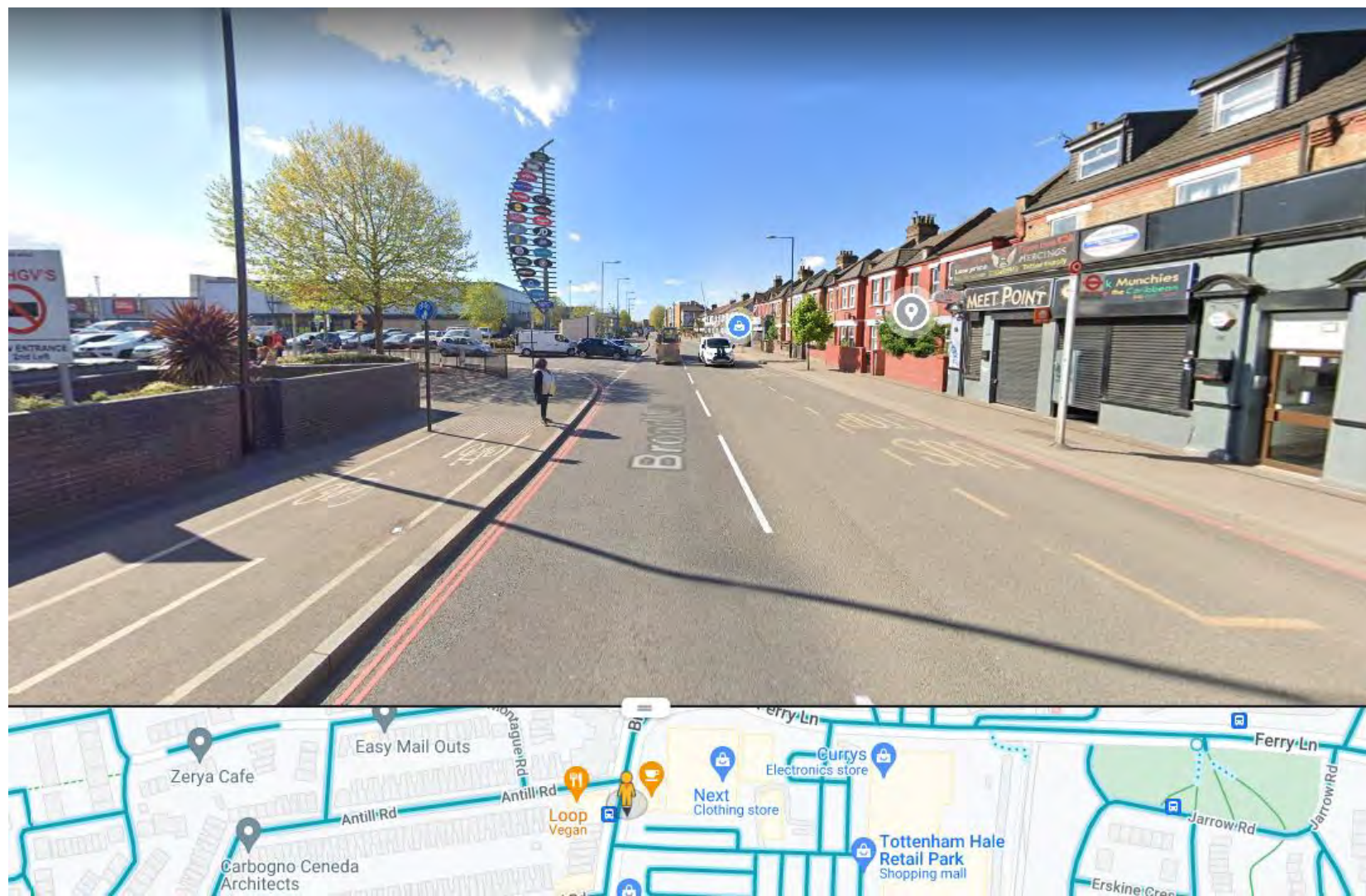


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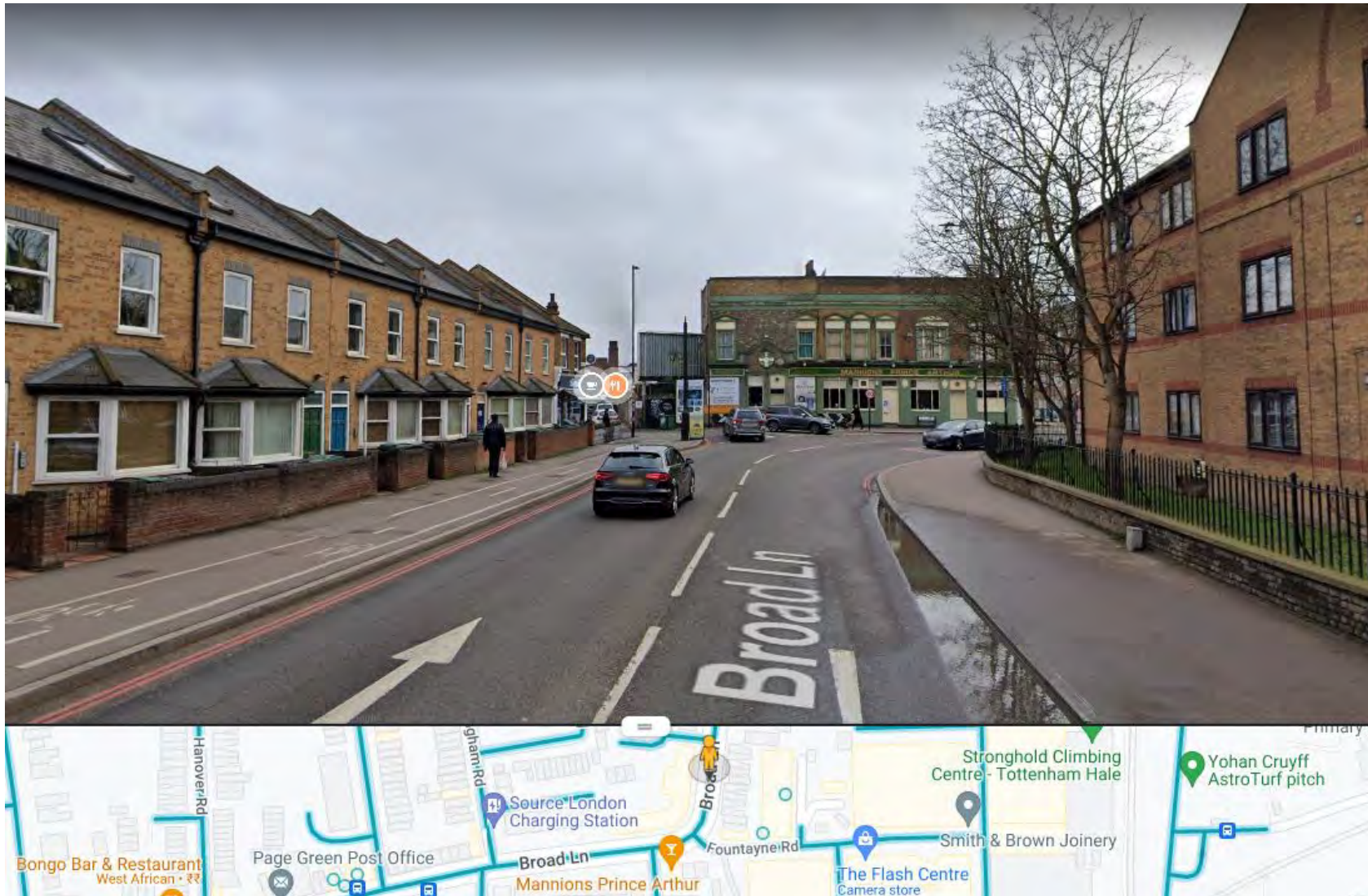


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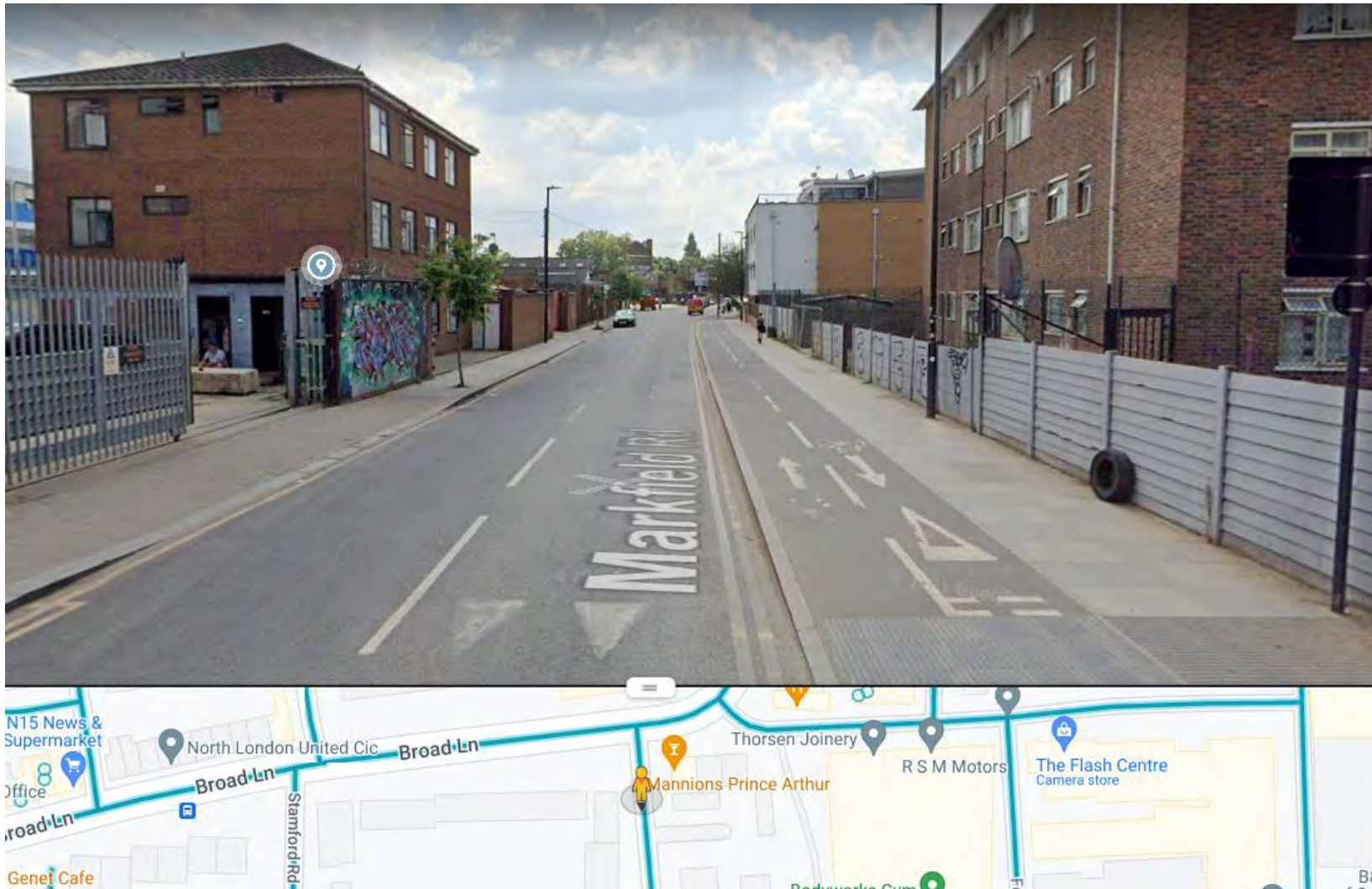


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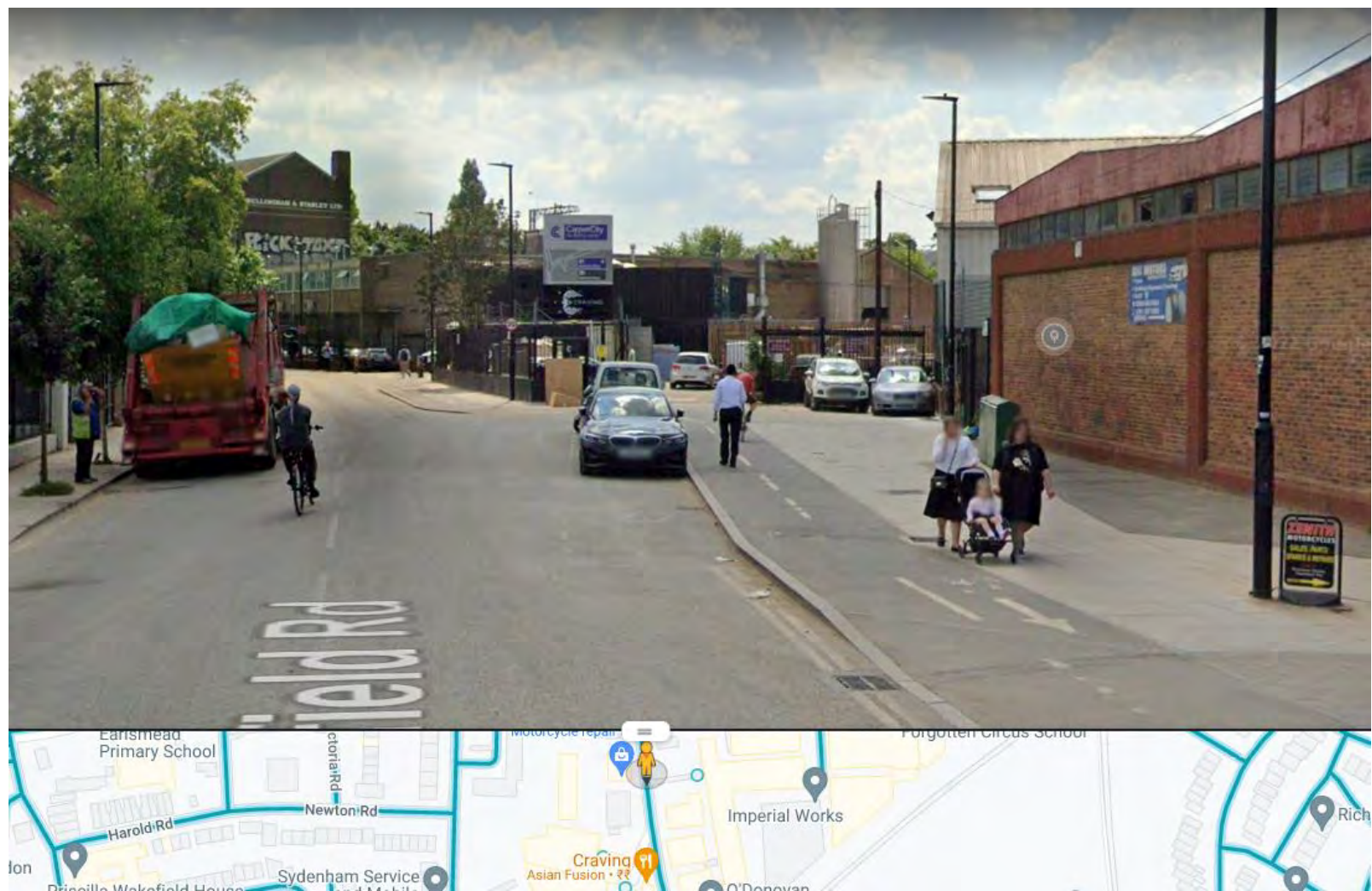


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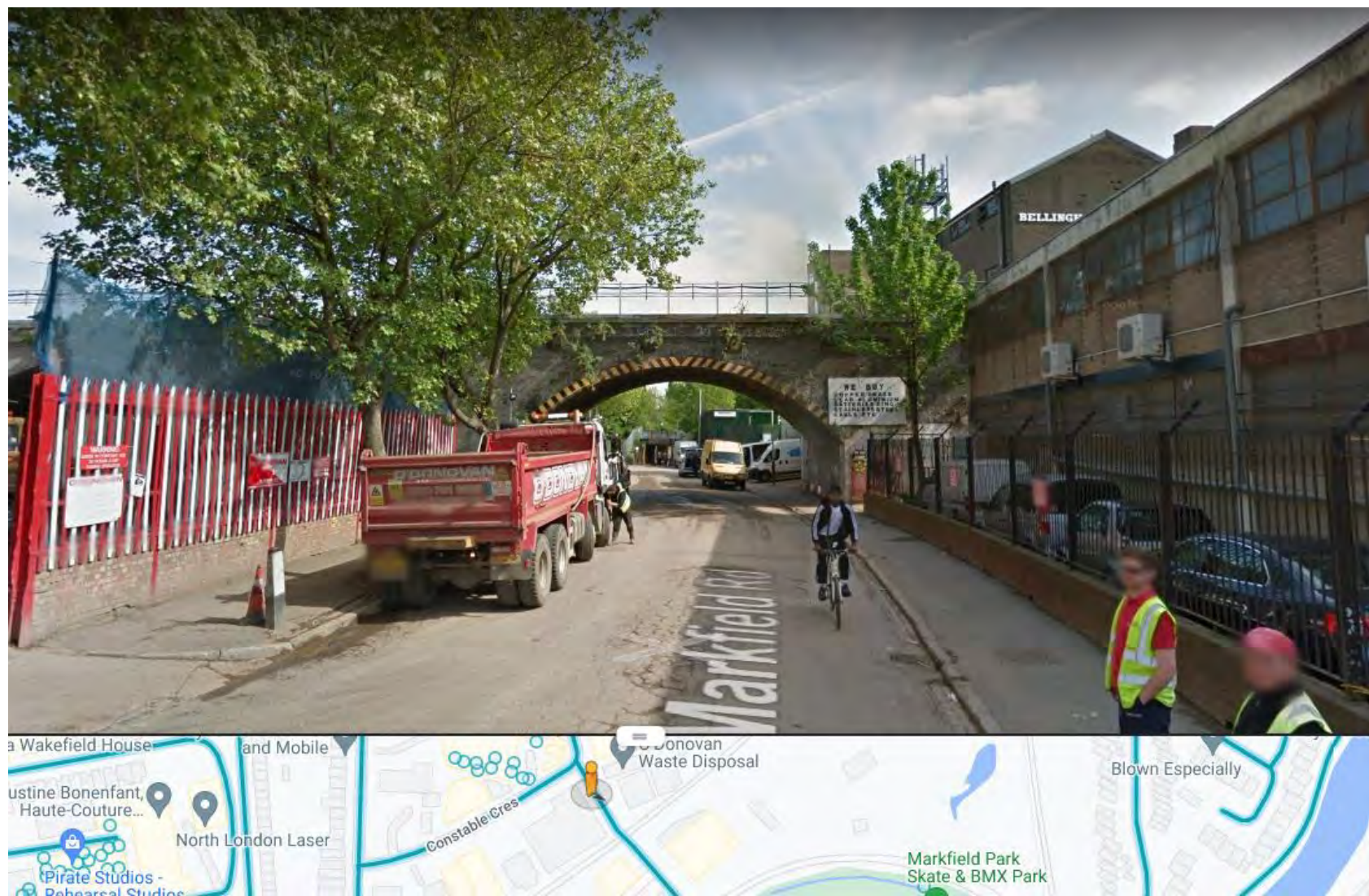


Photo 3.7



Photo 4.1

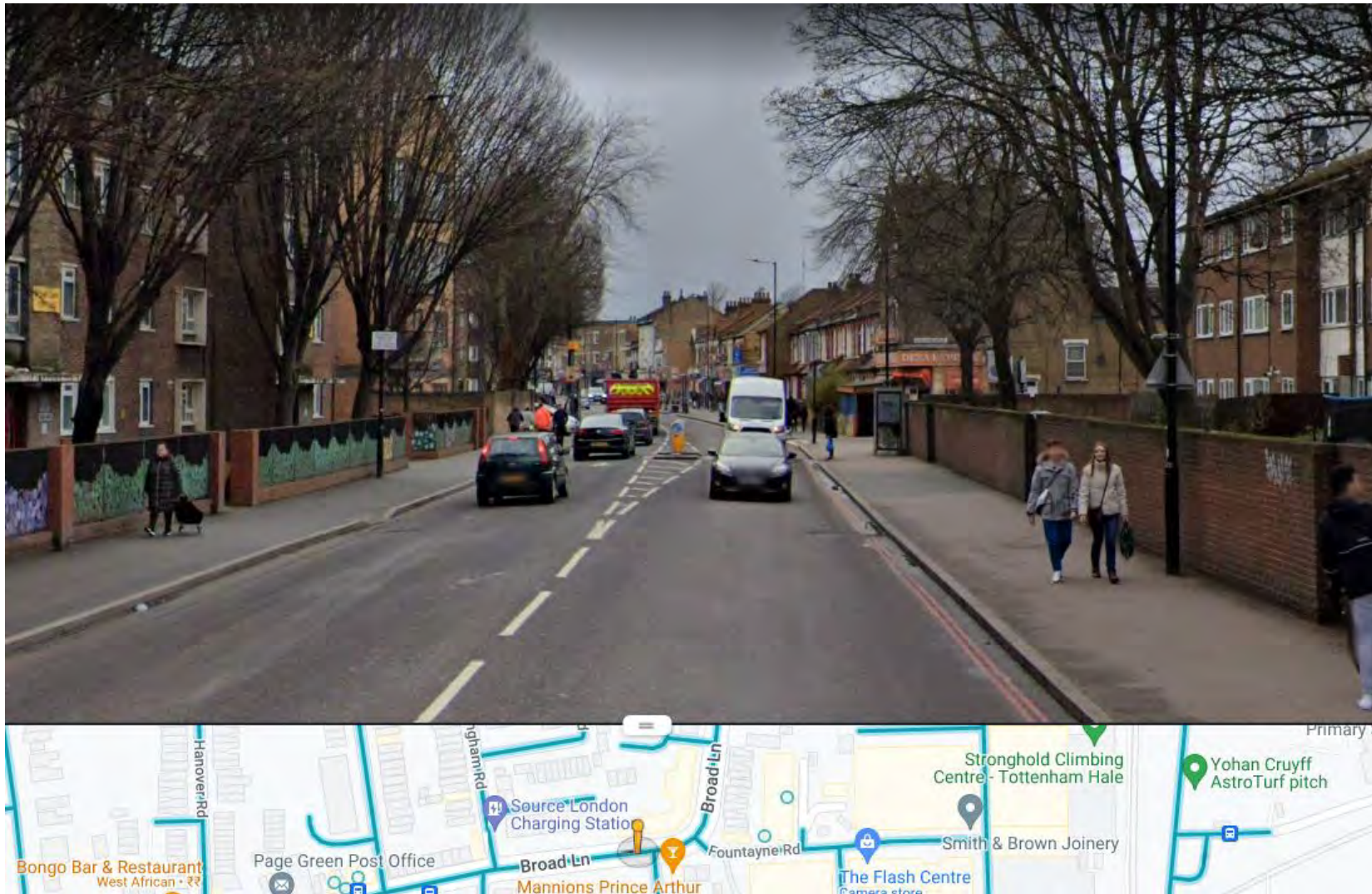


Photo 4.2



Photo 4.3

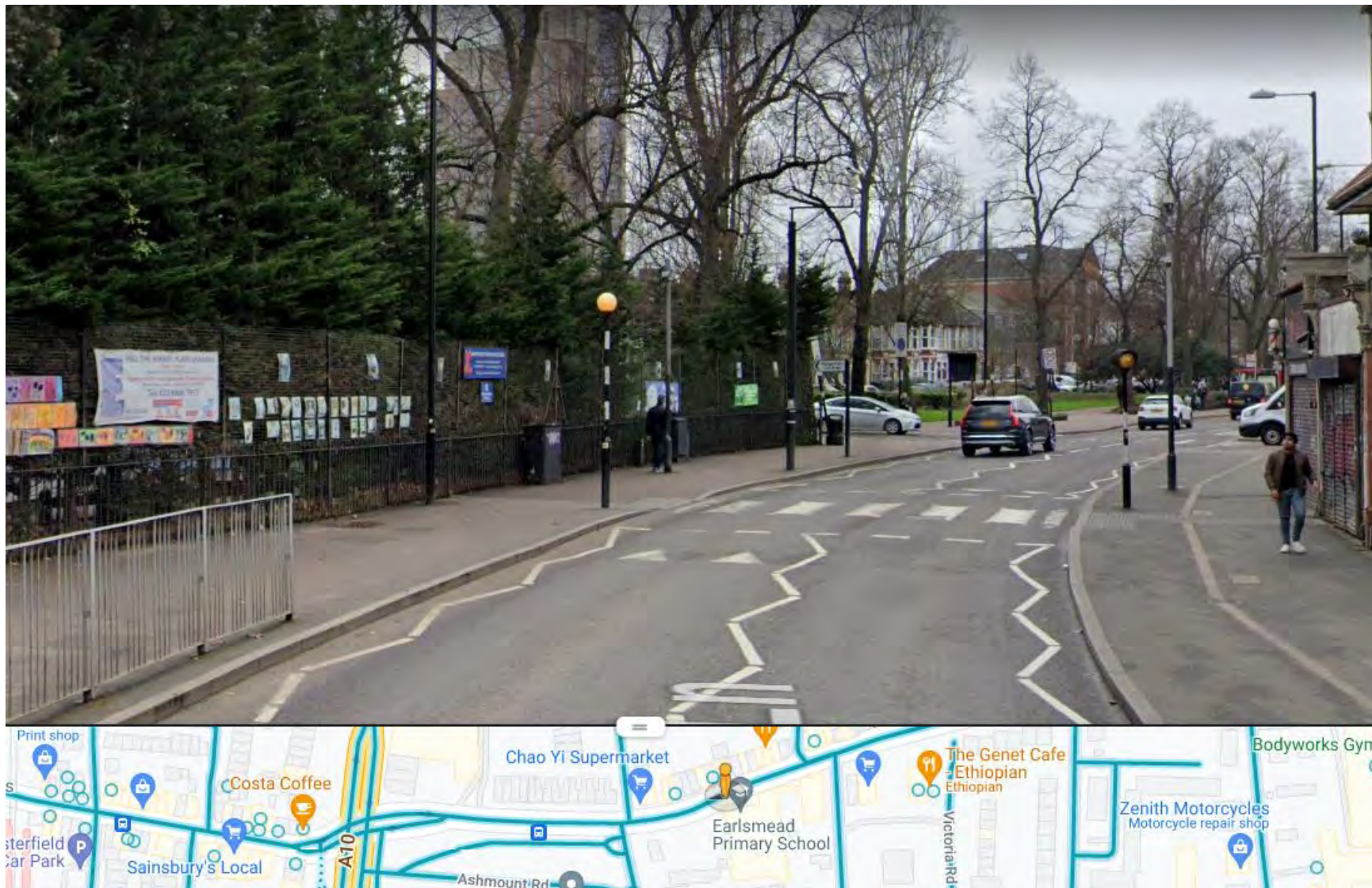


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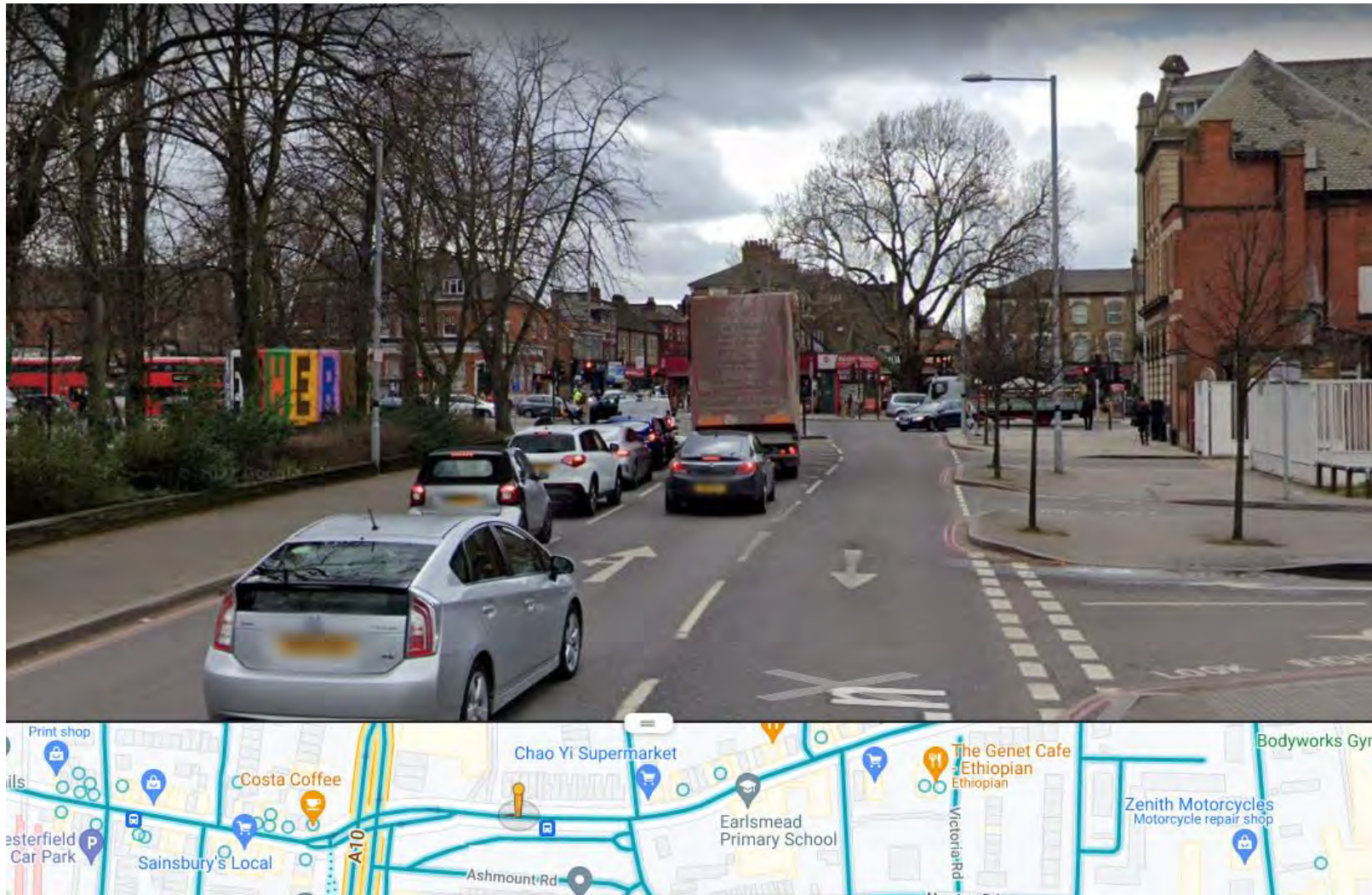


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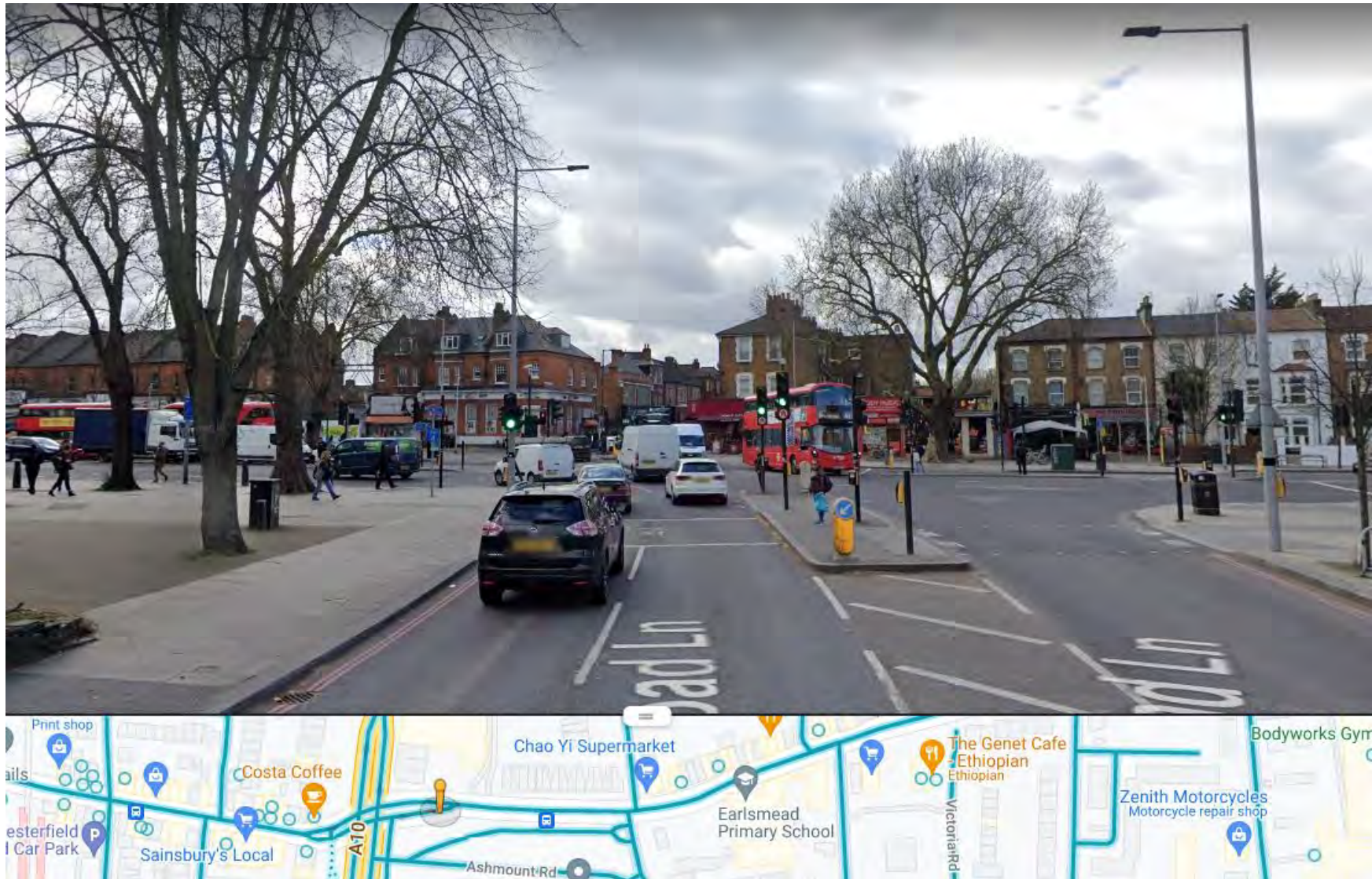


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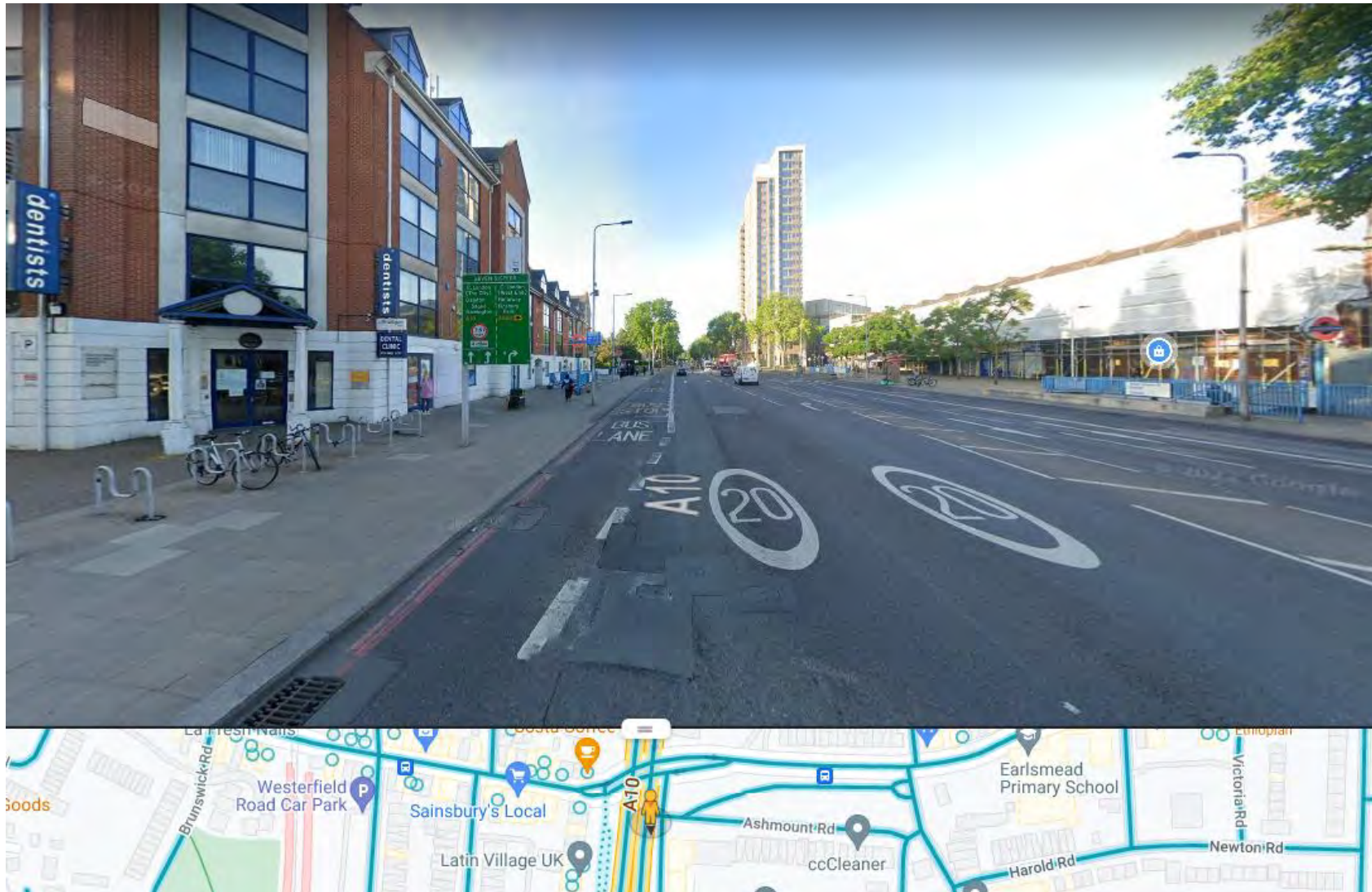


Photo 4.7



Photo 4.8



Photo 4.9

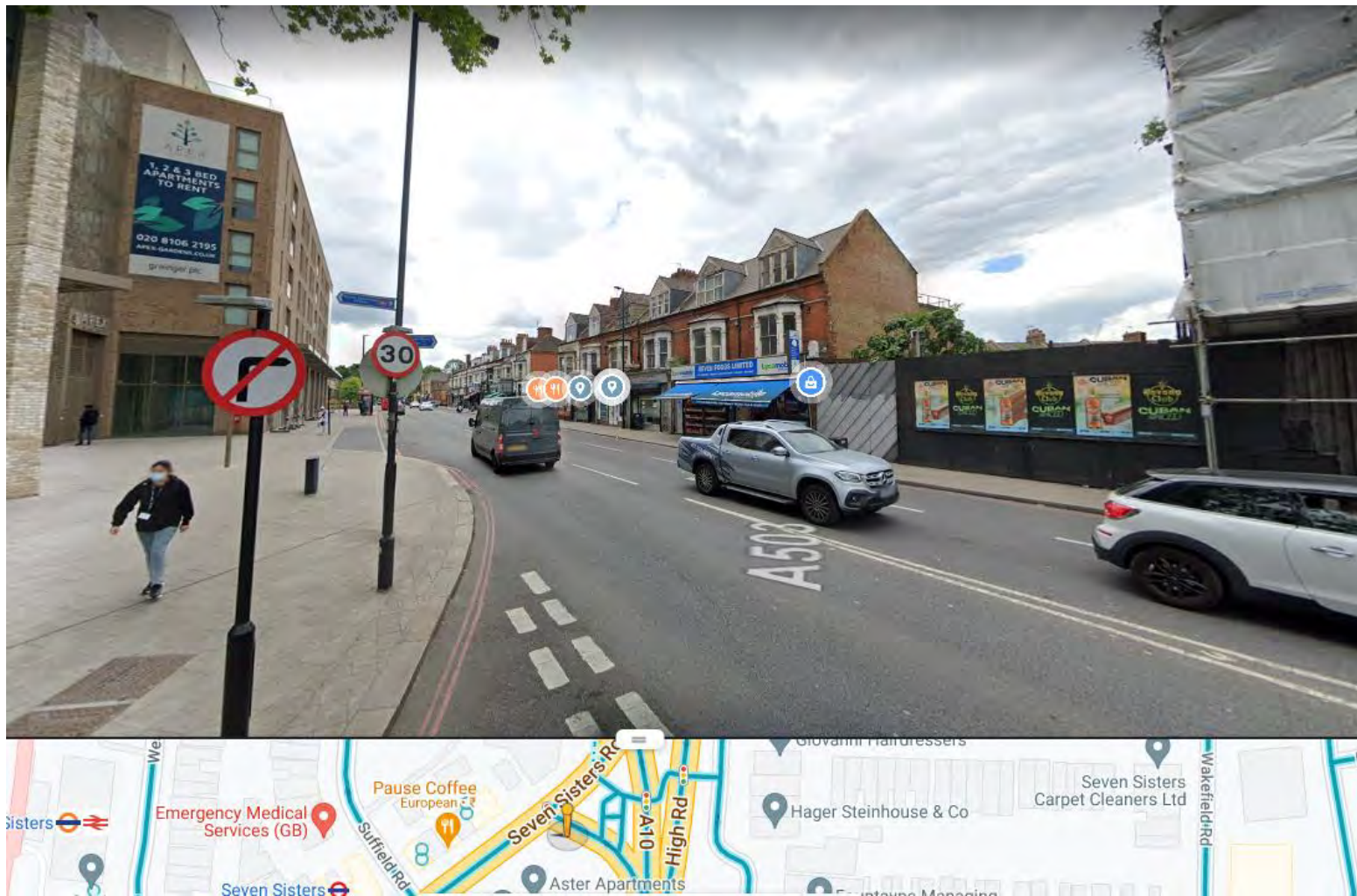


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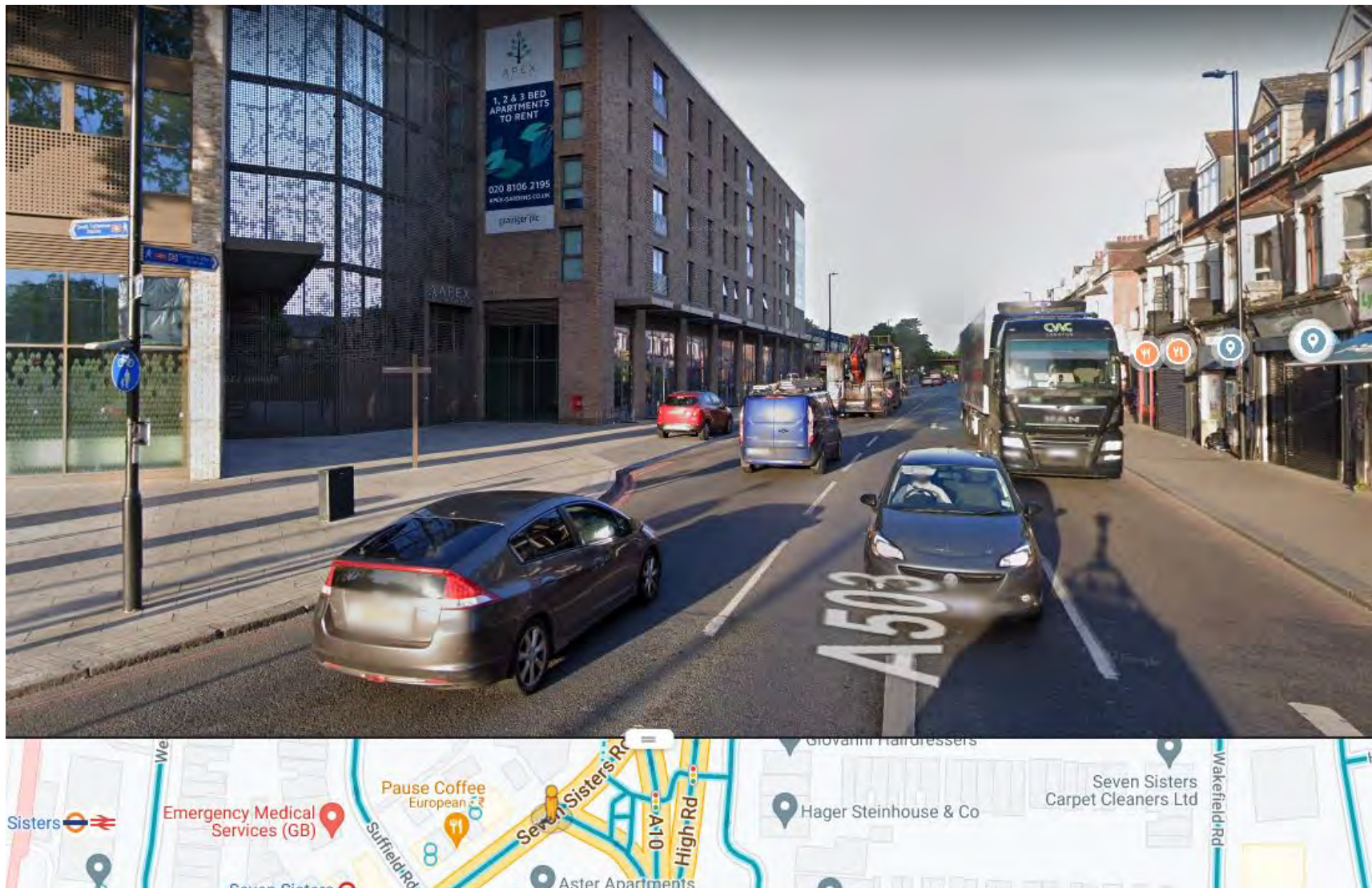


Photo 5.1



Photo 5.2



Photo 5.3



Photo 5.4



Appendix C

SITE MASTERPLAN



1.1.3 Ground floor masterplan

The proposals for the public realm looks to complete Berol Quarter with a new Square and completion of the Green Link.

The Square creates the foreground to 2 Berol Yard, signifying its significance. It is an intimate public space framed by the adjacent buildings and the green thresholds formed by the proposed tree planting. The planting along the southern edge of the site enhances the Green Link whilst maintaining clear routes for pedestrian and cyclists. The granite paving reflecting the established palette of the site to the south.

Extending north of the Square, Berol Walk is narrow vehicle-free space into which the adjacent retail units will spill out, creating a vibrant, engaging space. The north section of Berol Walk creates an arrival point for the opening through Berol House, as well as spill out areas for the commercial unit and an area for visitor cycle parking.

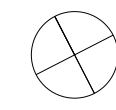
Gessner Lane remains largely unchanged except for the resurfacing of the carriageway to create a permeable surface.

The design creates simple surfaces with tree planting and street furniture, including planters and sculptural elements. This provides maximum flexibility for activities and movement through these intimate spaces and routes.



Do not scale drawings. All dimensions to be checked on site.
Errors to be reported immediately to landscape architect.
To be read in conjunction with all relevant architects, Services and engineers drawings.

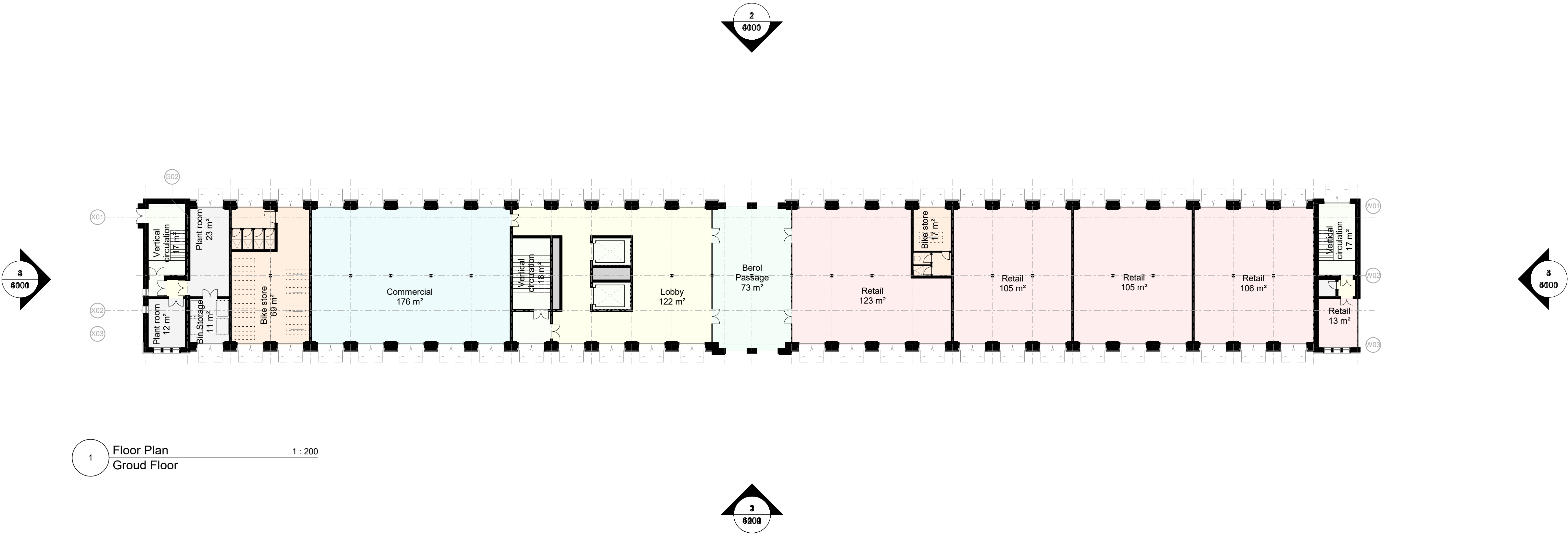
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01 - For Information	S2	20 09, 2022
02 - For Information	S2	17 10, 2022
03 - For Information	S2	27 10, 2022
04 - For Planning	S2	04 11, 2022



GBA by Level	area
Level 0	1181 m²

GIA by Level	Area
Level 0	1075 m²

NIA by use	Area
Level 0	
Bike Store	86 m²
Circulation	4 m²
Commercial	176 m²
External area	73 m²
Lobby	122 m²
Plant room	36 m²
Refuse collection	11 m²
Retail	451 m²
Vertical circulation	76 m²
	1034 m²



1 Floor Plan
Groud Floor 1 : 200

Project Logo

Notes
Do not scale from this drawing.
All dimensions, levels, coordinates and other setting out information is to be checked on site and any discrepancies noted in writing to the Project Manager.
All dimensions are in millimeters unless noted otherwise.

Rev	Date	Description	Drawn	Checked
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Key Plan

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Berol House			
proposed_level 00			
Scale at A1:	1 : 200	Job Number:	2042
Date:	13/09/22	Drawing:	JMP
Status:		Checked:	JMP
Drawing No:	2042-JMP-XX-00-DR-A-3000	Revision:	